City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN REVIEW

DESIGN GUIDANCE
STREAMLINED DESIGN REVIEW

Project Number:	3019838
Address:	2359 Yale Ave E
Applicant:	Julian Weber, Julian Weber Architecture & Design LLC
Date of Report:	Tuesday, June 16, 2015
DPD Staff:	Holly J. Godard

SITE & VICINITY

Site Zone: Lowrise 2 (LR2)

Nearby Zones: (North) Lowrise 2 (LR2)
(South) Lowrise 2 (LR2)
(East) Lowrise 3 (LR3)
(West) Lowrise 2 (LR2)

Lot Area: 4,596 square feet

Current Development: Currently there is a duplex on the site.

Surrounding Development and Neighborhood Character: Development in the area is a mix of single family dwelling units and multifamily dwelling units. Most developments are between two and three stories.

Access: Vehicle and bicycle access is via the alley. Pedestrian access is via the alley or the street.

Environmentally Critical Areas: There are no mapped Environmentally Critical Areas (ECA) at this site.

PROJECT DESCRIPTION
The project proponents plan to demolish the existing duplex and develop two, two-unit, townhouses. Parking is proposed to be off of the alley with parking for four vehicles.

PUBLIC COMMENT
No comments from the public have been received to date.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provided the following siting and design guidance. The Planner identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

1. **Create an association to the Yale pedestrian environment:**
    a. **CS2-B-2. Connection to the Street:**
    b. **CS2-C-2. Mid-Block Sites**
    c. **PL1-A-2. Adding to Public Life**
    d. **PL1-C-1. Selecting Activity Areas, PL1-C-2. Informal Community Uses, PL1-C-3. Year-Round Activity**
    e. **PL2-B-1. Eyes on the Street,**
    f. **PL3-A-4. Ensemble of Entry Elements, PL3-B-2. Ground-level Residential, PL3-B-4. Interaction**

Employ the full range of landscape materials and approaches to create front yards for the two units on Yale. Provide at-grade patio seating, a garden, transparent screening with plants and low fence if desired. Design sequence-space from public, semi-public, semi-private to private.

Provide low level lighting at the entry. Provide area for residents' to have feature plantings. Use plants that will fill the space and choose plants that will thrive in the space. Separate the unit entry walk from the private garden areas.

2. **Enrich Yale façade design:**
    a. **DC2-B-1. Façade Composition, DC2-B-1. Façade Composition**
    b. **DC2-C-1. Visual Depth and Interest, DC2-C-1. Visual Depth and Interest**
    c. **DC2-D-1. Human Scale, DC2-D-2. Texture**
    d. **DC4-A-1. Exterior Finish Materials**

The alley façade, with excellent large windows, reflects the desire to capture western light and views. By contrast, the eastern façade, with its lack of transparency, is overly closed to the street and public life. Add more windows on the façade for transparency. Use the fenestration pattern shown on the alley façade on the front façade in an appropriate arrangement. Show operable windows throughout the site. Use higher quality building materials on the front façade. Use real ship lap siding and real clapboard siding.

3. **Reduce bulk:**
    a. **CS2-D-4. Massing Choices:**

Reduce the stair tower to the building code minimum height. Use a nautical form at the stair tower to reinforce the proposed concept. Placing the shower stalls on the front wall limits opportunities for good window placement. Move the shower or add windows higher on the wall.

4. **Create Community:**
    a. **PL1-B-1. Pedestrian Infrastructure, PL1-C-1. Selecting Activity Areas,**

Show the mail pick up location and design it for community interaction. Include building signage at the sidewalk to indicate addresses for the back units. Design the inner courtyard more fully to indicate the private to semi-private areas. Show residents what area they may populate with chairs and bbq's etc. and what area should be kept clear for passage. Show a more full and striving planting plan in the courtyard. Consider trees to soften the space, fastigiated, columnar or spreading. Flip the bedroom and flex space in building B so the entry is not into a bedroom space.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines are summarized below. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-C Topography

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

DESIGN CONCEPT

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Building Materials

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DEVELOPMENT STANDARD ADJUSTMENTS

Design Review Staff's recommendation on the requested adjustment(s) will be based upon the adjustment's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the adjustment(s).

At the time of Design Guidance, no adjustments were requested.

STAFF DIRECTION

At the conclusion of the Design Guidance, the DPD Staff recommended the project should move forward to building permit application in response to the Design Guidance provided.

1. Please be aware that this report is an assessment on how the project is meeting the intent of the Design Guidelines. This review does not include a full zoning review. Zoning review will occur when the MUP plans and/or building permit is submitted. If needed and where applicable, SDR adjustments may be requested in response to zoning corrections.

2. If applicable, please prepare your Master Use Permit for SEPA review with a thorough zoning analysis listing the 23.45 and SMC 23.54 code section criteria, showing both required and proposed information (include page number where you graphically show compliance). You may want to review Tip 201 (http://web1.seattle.gov/dpd/cams/CamList.aspx) and may also want to review the MUP information here: http://www.seattle.gov/dpd/permits/permittypes/mupoverview/default.htm

3. Along with your building permit application, please include a narrative response to the guidance provided in this report.

4. All requested adjustments must be clearly documented in the building permit plans.